

Design Cost Report for fees associated with the expansion of Leeds City Academy

Date: 2 February 2024

Report of: Head of Projects & Programmes

Report to: Head of Learning Systems

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

Authority to spend of up to £8.9m for expansion works at Leeds City Academy (LCA) was previously approved by Executive Board on 27 July 2022. The purpose of this report is to seek authority to approve the fees associated with the Pre-Contract Services Agreement and RIBA stage 4 design totalling £307,738.13 from capital scheme 33471/LCA/000.

Final confirmation and approval of overall scheme expenditure will be sought in due course from the Director of Children and Families (in consultation with the Director of Resources and Director of City Development) following completion of RIBA stage 4 design work and final comments/conditions from planning.

It is vital this report is approved to ensure key milestones are met within the delivery programme.

Recommendations

- a) Seek approval to incur costs of £228,949.13 associated with the Pre-Construction Services Agreement from capital scheme number 33471/LCA/000.
- b) Seek approval to incur costs of £78,789 associated with RIBA stage 4 fees.
- c) Note the programme dates identified at point 9 of this report require a decision at the earliest opportunity to enable detailed design work to continue and for the project to remain on programme.

What is this report about?

- 1 The Learning Places Programme represents the Council's response to the demographic growth pressures on school provision in the city, and this scheme will be delivered as part of this programme. Project management of schemes is delivered by City Development's Projects & Programmes Team in Asset Management and Regeneration. The scheme contributes to the 2020-2025 Best Council Plan outcomes and supports the vision in the Children and Young People's Plan 2018-23.
- 2 There is an identified need for additional year 7 places in central Leeds to meet anticipated demand in future years.
- 3 There has been an increase in the population of children in primary schools across Leeds over recent years which resulted in a number of primary school expansions. The larger cohorts are now feeding through into secondary schools and the number of children living in central Leeds, in particular those living nearest to Leeds City Academy, has increased. Current population and admissions data indicate that additional secondary school places will be required in this area to ensure local demand is met.
- 4 Several secondary schools in central Leeds have admitted additional pupils above their published admission number in recent years, in response to demand for places. A new free school, Trinity Academy Leeds, also opened in September 2021 due to the rising demand for school places across the wider area. The need for additional places in central Leeds is expected to continue over the next few years which is why further permanent places are required.
- 5 To help manage the growing need for secondary places in the local area, Leeds City Academy has admitted an additional 60 pupils above the published admission number into year 7 for the last 3 years (2020-2022) on a temporary basis ahead of a permanent expansion to a PAN of 210 from September 2023.
- 6 The permanent expansion from a PAN of 150 to 210 was approved by Leeds City Councils Executive Board on 27 July 2022.
- 7 This report seeks approval only for the fees associated with the Pre-Contract Services Agreement and RIBA stage 4 and a separate report will be submitted for the main construction works once the final costs have been issued and verified as providing a value for money solution.

What impact will this proposal have?

- 8 The expansion project at Leeds City Academy will enable Leeds City Council to deliver its statutory duty of providing a school place for every child.
- 9 It is essential we continue developing RIBA stage 4 designs with the contractor to meet the current programme and a start on site later this year (once planning has finally been approved)

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 10 The proposal contributes to the Best City Ambition to ensure children in all areas of the city have the best start in life and enjoy a healthy, happy, and friendly childhood.
- 11 A good quality school place also contributes towards the targets within the Children and Young People's Plan including the to improve achievement, attainment, and attendance at school.
- 12 By helping young people prepare for adulthood through education, this supports to the aim of helping everyone benefit from the economy and achieve their potential.

- 13 Energy efficiency will form part of the construction works and the project will need to fulfil the requirements of planning as part of the submission i.e., renewable energy and sustainable travel etc.

What consultation and engagement has taken place?

Wards affected: Hyde Park and Headingley

Have ward members been consulted? Yes No

- 14 Consultation has taken place with the Head Teacher, Governing Body, and White Rose Academies regarding the permanent expansion of Leeds City Academy of which these works form part of.
- 15 The Executive Member and Ward Members have also been consulted on the permanent expansion of Leeds City Academy and will continue to be briefed at key stages of the process.
- 16 A face-to-face public consultation ahead of submitting the planning application for the main construction took place on the 19 July to give residents, parents, and carers etc. the opportunity to view the designs and pose questions directly to the project team.

What are the resource implications?

- 17 Authority to spend of up to £8.9m for expansion works at Leeds City Academy was previously approved by Executive Board on 27 July 2022. The purpose of this report is to approve the fees associated with the Pre-Contract Services Agreement and RIBA stage 4 design totalling £307,738.13 from capital scheme 33471/LCA/000. Scheme costs will be funded from the Children and Families' Learning Places programme.
- 18 Final confirmation and approval of overall scheme expenditure will be sought in due course from the Director of Children and Families (in consultation with the Director of Resources and Director of City Development) following the completion of detailed design work and final comments from planning.
- 19 Any additional costs over and the above the agreed amount will need to be funded by the academy (as stated in the grant agreement)

What are the key risks and how are they being managed?

- 20 A joint risk log has been developed with the consultant and contractor to ensure all construction related risks for the project are identified together with the relevant owner of the risk.

What are the legal implications?

- 21 The approval of this report constitutes an 'Significant Operational Decision' and therefore is not subject to call in. The key decision associated with the project was the approval of the permanent expansion by Executive Board on 27 July 2022.

Options, timescales and measuring success.

What other options were considered?

- 22 There were no other schools capable of expanding in the area of need.

How will success be measured?

23 Success will be measured through the completion of RIBA stage 4 design on programme ahead of commencing on site later this year.

What is the timetable and who will be responsible for implementation?

24 The decision needs to be taken at the earliest convenience to ensure we meet the current programme.

Appendices

- Appendix A – EDCI Screening document

Background papers

- None